



COMMITTEE of the WHOLE

CITY COUNCIL

MINUTES October 27, 2008 5:00 P.M. Council Office

COUNCIL MEMBERS PRESENT:

M. Goodman-Hinnershitz, J. Waltman, D. Sterner, V. Spencer, S. Marmarou, M. Baez, S. Fuhs

OTHERS IN ATTENDANCE:

L. Kelleher, S. Katzenmoyer, R. Hottenstein, T. McMahon, C. Kanezo, C. Younger, A. Miller, C. Schmehl

Vaughn Spencer, President of Council, called the Committee of the Whole meeting to order at 5:00 p.m.

I. Executive Session

Council entered into executive session at 5:01 pm to discuss litigation issues. Council exited executive session at 5:47 pm.

II. Planned Riverfront Development Zoning Overlay

Mr. Miller noted his hope that this ordinance would be introduced at tonight's meeting. He began reviewing his responses to the City Planning Commission's concerns.

Mr. Spencer informed those present of the recent push for Council to pass this ordinance. Ms. Kelleher indicated that the ordinance is not ready for introduction as updates have not been made. She described the process she will need to perform after the ordinance is introduced.

Mr. Hottenstein noted that this was intended to begin discussions. He suggested Council take action when they are comfortable with the ordinance.

Mr. Waltman questioned the timing of discussing this issue now when budget issues should be Council's focus.

Mr. Fuhs stated his concern that this project is still tied to Giannasca. He noted he will not support bringing this forward without other interested developers.

Ms. Goodman-Hinnershitz noted that it is better to plan before development takes place.

Mr. Schmehl noted that issues need to be identified and revisions must be made.

Mr. Sterner questioned the nine points identified by the Planning Commission. Mr. Miller stated that he does not agree that all nine are problems.

Mr. Fuhs agreed with Mr. Waltman that this is poor timing. He noted that this is a complicated issue. He suggested that other developers be approached about a project this size and scope before moving forward.

Mr. Miller stated that as is, the only development that can occur in that area is industrial. He stated that a developer cannot obtain financing if there is not an overlay in place.

Mr. Sterner would like to get the process started.

Mr. Waltman suggested information on the points of change and the risks and advantages.

Mr. Miller stated that this overlay does not commit the City to a project and does not give an advantage to Giannasca.

Mr. Fuhs noted the potential to cause concern for residents of that area before proper research has been done.

Mr. Spencer questioned why this overlay is needed. Mr. Schmehl noted that this is an option. The overlay would be a way to attract future development. He noted that all action on this project has stopped. He also noted this would be a good time to address the issue so that the City is postured when the market rebounds. He reiterated that the current zoning in this area is for industrial use only.

Mr. Hottenstein suggested putting this issue on the Administrative Oversight Committee agenda. Mr. Waltman reiterated that this is not the time to address this issue. He requested a summary of the City's vision for the water front. Mayor McMahon referred Mr. Waltman to River Place documents.

Mr. Spencer suggested keeping this as a Committee of the Whole issue. He noted that there are problems with zoning and subdivision City-wide.

III. Budget Discussions

Mr. Waltman requested the Administration put monetary amounts on suggestions made by Council. Mr. Hottenstein reiterated that further cuts will cause impacts on

services. He noted that he cannot be specific at this time but that programs may be eliminated.

Ms. Goodman-Hinnershitz noted that this budget preparation is slightly different from years past as there are no one-time cash infusions. She noted the difficulty that raising the EIT tax will have on residents. Mr. Waltman reminded Ms. Goodman-Hinnershitz that this budget contains \$5.2 million in one-time infusions from the Parking Authority and Water Authority. He noted that structural issues continue.

Mr. Waltman noted that finances will be difficult for all in the coming year with the troubling economy. He again stated that increasing the EIT tax will hit working families hard.

Mr. Spencer noted that the City cannot tax its way out of this situation, nor can it cut its way out. He noted that Council must do what is necessary.

Mr. Sterner requested that Mr. Waltman distribute his thoughts on further cost reductions. Mr. Waltman will provide this information.

Council requested the Administration to prepare several options to cut expenses and present it at the next meeting.

Mr. Sterner noted his belief that the City needs to do better with collecting what it is owed.

Ms. Kelleher questioned when Mr. Cituk would have his report prepared. He will have the report completed on Wednesday for discussion at Monday's meeting.

IV. Agenda Review

Council reviewed the agenda for this evening's meeting.

The meeting adjourned at 6:58 pm.

Respectfully Submitted

By: _____
Linda A. Kelleher, City Clerk